



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, OCTOBER 26, 2021
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO EMAIL PLANNING@COVINACA.GOV PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners.
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of Regular Meeting of September 28, 2021.

CONTINUED PUBLIC HEARING

None

PUBLIC HEARING

- 1. **Application for Conditional Use Permit (CUP) 21-021**, a request to establish a wrestling studio within a 1,340-square foot tenant space in the “C-3A Regional or Community Shopping Center” commercial zone at 230 E. Rowland St. (APN: 8451-003-018)

Staff Recommendation: Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-021 through the adoption of Resolution No. 21-019 PC with conditions.

10-day appeal period: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's office before close of business on the tenth day.

2. **Zoning Code Amendment (ZCA) 21-003**, amending RD Residential Zone (Multi-family), Chapter 17.28 of Title 17 (Zoning) of the Covina Municipal Code in its entirety and replacing with new Chapter 17.28, Sections 17.28.010 through 17.28.140; and adopting the new Objective Design Standards for RD Residential Zone (Multiple-family) as a separate independent document.

Staff Recommendation: Staff recommends the Planning Commission adopt Resolution 2021-020 PC, recommending approval of the Zoning Code Amendment (ZCA) 21-003 and the Objective Design Standards to the City Council.

10-day appeal period: Not Applicable. Actions taken by the Planning Commission will be forwarded to the City Council for consideration.

CONTINUED BUSINESS

None.

NEW BUSINESS

None.

GENERAL MATTERS

None.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on November 9, 2021 in the Council Chamber of Covina City Hall.

I, Brian K. Lee, Director of Community Development for the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on September 23, 2021 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.